

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Tunncliffe Close, Weston Coyney, Stoke-On-Trent, ST3 5LE

£165,000



- Watch Our Online Video Tour!
- Comfortable Shower Room
  - Gas Central Heating
  - Off Road Parking
- Three Double Bedrooms
  - UPVC Double Glazing
  - Manageable Rear Garden
- An Extended Semi-Detached Bungalow

An extended bungalow in a quiet cul-de-sac position!

This semi-detached bungalow in Weston Coyney has been loved by its previous owners who cleverly extended the property to improve the footprint and accommodation.

Unlike many other bungalows you will have viewed locally, the property now provides three double bedrooms! Other features of the property include a comfortable shower room, UPVC double glazed windows throughout and central heating from a gas fired boiler.

There is a manageable garden at the rear of the property and off road parking at the front thanks to the driveway.

The bungalow would perhaps benefit from some selective updating throughout but is offered for sale at an extremely competitive price!

It is rare to find a bungalow like this in the immediate area and we would be delighted to show you around!

See our online virtual tour and for more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

Vinyl flooring. Radiator. UPVC double glazed front door.

### KITCHEN

11'1 max x 7'10 max (3.38m max x 2.39m max)

Vinyl flooring. Tiled walls. UPVC double glazed window. Gas boiler. Airing cupboard with hot water cylinder. Range of wall cupboards and base units.

### LIVING ROOM

15'11 max x 12'0 max, 9'2 min (4.85m max x 3.66m max, 2.79m min)

Radiator. UPVC double glazed window. Gas fire.

### BEDROOM ONE

12'2 x 9'3 (3.71m x 2.82m)

Radiator. UPVC double glazed window.

### BEDROOM TWO

11'8 x 10'4 max (3.56m x 3.15m max)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

14'7 max x 7'6 (4.45m max x 2.29m)

Fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM

6'9 x 5'6 (2.06m x 1.68m)

Tiled floor. Radiator. UPVC double glazed window. Large shower tray with shower, pedestal wash basin and wc.

## OUTSIDE

There is a driveway at the front of the property providing parking for at least two vehicles. To the rear there is a small patio, lawns with border, large shed and greenhouse.





**Austerberry**  
*The Best Move You'll Make* →

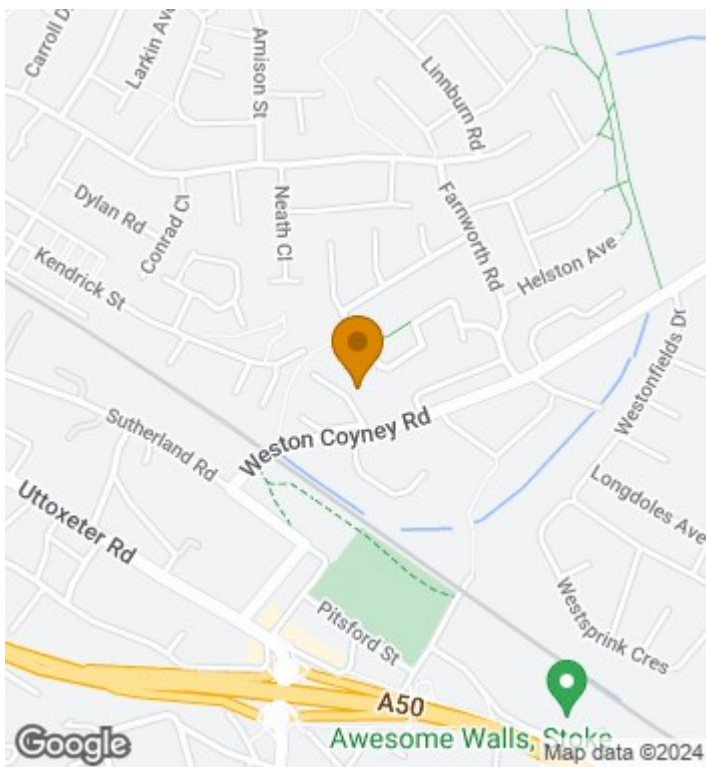
**MATERIAL INFORMATION**

Tenure - Freehold

Council Tax Band - B

**Energy Efficiency Rating**

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>83</b> |
| (69-80) <b>C</b>                                   | <b>65</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



#### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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